

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address TODD A. FREALLY (SBN 198780) taf@lnbyb.com CARMELA T. PAGAY (SBN 195603) ctp@lnbyb.com LEVENE, NEALE, BENDER, YOO & BRILL L.L.P. 10250 Constellation Blvd., Suite 1700 Los Angeles, California 90067 Telephone: (310) 229-1234 Facsimile: (310) 229-1244 <input checked="" type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: A. Cisneros, Chapter 7 Trustee	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION	
In re: ANTHONY JOSEPH AMATULLI, <div style="text-align: right;">Debtor(s).</div>	CASE NO.: 6:19-bk-14203-MH CHAPTER: 7 <div style="text-align: center;"> AMENDED NOTICE OF SALE OF ESTATE PROPERTY </div>

Sale Date: 10/14/2020	Time: 11:00 am
Location: United States Bankruptcy Court, Courtroom 303, 3420 Twelfth Street, Riverside, CA 92501	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 09/30/2020

Description of property to be sold:

Real property located at 27321 La Piedra Road, Menifee, California 92584 (the "Property")

Terms and conditions of sale: _____

Condition of Property: Property purchased "as-is" without any representations or warranties of any kind

Broker's Commissions: Six percent (6%)

Proposed sale price: \$ 350,000.00

Overbid procedure (if any): See Proposed Overbidding Procedures attached as Exhibit 1 hereto.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

October 14, 2020

11:00 p.m.

U.S. Bankruptcy Court

Courtroom 303

3420 Twelfth Street

Riverside, CA 92501

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Todd A. Frealy, Esq.

Levene, Neale, Bender, Yoo & Brill L.L.P.

10250 Constellation Boulevard, Suite 1700

Los Angeles, CA 90012

Telephone: (310) 229-1234

Facsimile: (310) 229-1244

Email: taf@lnbyb.com

Date: 09/24/2020

EXHIBIT 1

PROPOSED OVERBID PROCEDURES

FOR PURCHASE OF PROPERTY

1. Anyone interested in submitting an overbid with respect to the purchase of the Property must attend the hearing on the Motion or be represented by an individual at the hearing (either in person or telephonically) with authority to participate in the overbid process.
2. An overbid will be defined as an initial overbid of \$5,000 over the \$350,000 proposed sale price, with each additional bid in \$2,000 increments.
3. Overbidders (except for the Purchaser) must deliver a deposit to the Trustee's counsel by way of cashier's check made payable to "A. Cisneros, Chapter 7 Trustee," in the amount of \$15,000 (the "Deposit")¹ and proof of ability to close escrow unconditionally in a form acceptable to the Trustee at least three days prior to the hearing on the Motion.
4. Overbidders must purchase the Property on the same terms and conditions as the Purchasers.
5. The Deposit of the successful overbidder shall be forfeited if such party is thereafter unable to complete the purchase of the Property within 21 calendar days of entry of an order confirming the sale.
6. In the event the successful overbidder cannot timely complete the purchase of the Property, the Trustee shall be authorized to proceed with the sale to the next highest overbidder.
7. If there are any qualified overbidders, an auction of the Property shall be held during the hearing on the Motion (on **October 14, 2020 at 11:00 a.m.**) at which time the Court shall determine the highest and best bid for the Property.

¹ The Deposit is the same amount as the deposit tendered by the Purchasers.

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
10250 Constellation Blvd., Suite 1700, Los Angeles, CA 90067

A true and correct copy of the foregoing document entitled (*specify*): **AMENDED NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served (**a**) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (**b**) in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) **September 24, 2020**, I checked the CM/ECF docket for this bankruptcy case and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

- Arturo Cisneros (TR) amctrustee@mclaw.org,
acisneros@iq7technology.com;ecf.alert+Cisneros@titlexi.com
- Todd A Frealy taf@lnbrb.com
- Stephen F Lopez steve@sflopesq.com, SFLfilings@elitelitigationsupport.com
- Carmela Pagay ctp@lnbyb.com
- Don J Pool dpool@dowlingaaron.com, clalonde@dowlingaaron.com;mmeister@dowlingaaron.com
- United States Trustee (RS) ustpreion16.rs.ecf@usdoj.gov

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) **September 24, 2020**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

SEE ATTACHED MAIL SERVICE LIST.

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

September 24, 2020 Megan Wertz
Date Printed Name

/s/ Megan Wertz
Signature

2. SERVED BY UNITED STATES MAIL:

Hon. Mark D. Houle
USBC – Central District of CA
3420 Twelfth St, Ste 365
Riverside, CA 92501-3819

Debtor
Anthony Joseph Amatulli
27321 La Piedra Rd
Menifee, CA 92584

Purchaser
Sher Campbell
c/o Brian Thompson
23792 Rockfield Boulevard, #101
Lake Forest, CA 92630

Estate's Broker
Brian Thompson
GlassRatner
23792 Rockfield Boulevard, #101
Lake Forest, CA 92630

WBL SPO I, LLC, a Delaware Limited Liability Company
101 Hudson Street, 33rd Floor
Jersey City, NJ 07302

Agent for Service for WBL SPO I, LLC
Corporation Service Company
251 Little Falls Drive
Wilmington, DE 19808

Internal Revenue Service
P.O. Box 145595, Stop 8420G
Cincinnati, OH 45250-5585

Internal Revenue Service
P.O. Box 7346
Philadelphia, PA 19101-7346

United States Attorney's Office
Federal Building, Room 7516
300 North Los Angeles Street
Los Angeles, CA 90012

United States Department of Justice
Ben Franklin Station
P. O. Box 683
Washington, DC 20044